

# WALLER COUNTY

J. Ross McCall, P.E.  
County Engineer



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Sunterra Lakes North Section 4A

**Date:** April 1, 2026

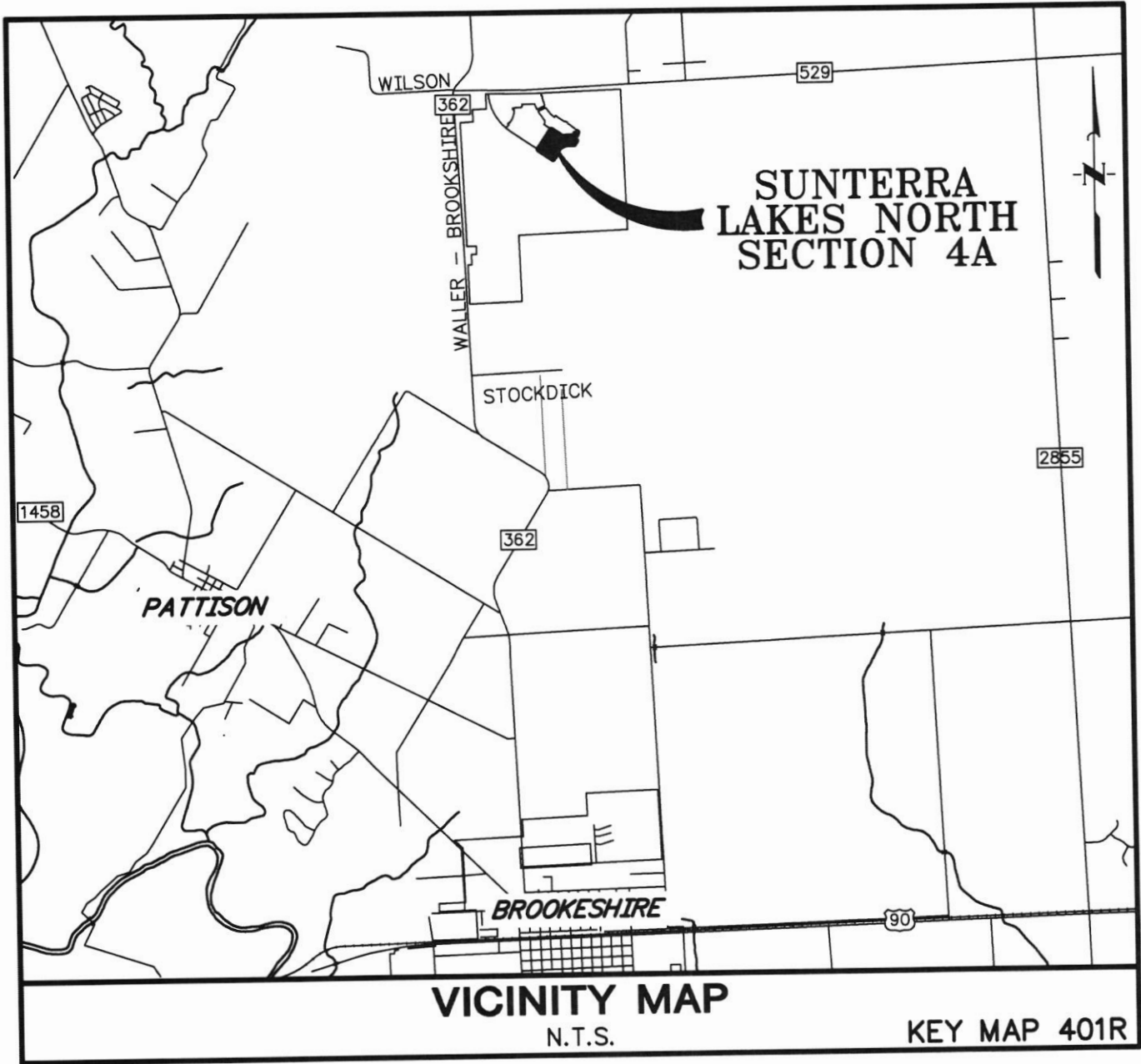
### Background

Final Plat of Sunterra Lakes North Section 4A which consists of 17.15 acres will include 65 Lots, 4 Reserves and 3 Blocks in Precinct 3.

### Staff Recommendation

Approve Plat and accept Construction Bond

K:\28745\28745-0028-01 Sunterra Lakes Phase I - North - Section 4\2 Design Phase\Planning\Sunterra Lakes N Sec 4 - PLAT.dwg Mar 11, 2026 - 10:26am alruiz



# FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 4A

A SUBDIVISION OF 17.15 ACRES OF LAND  
OUT OF THE  
WILLIAM McCUTCHEON SURVEY, SECTION 52, A-310  
WALLER COUNTY, TEXAS  
65 LOTS 4 RESERVES 3 BLOCKS  
FEBRUARY 2026

BKDD PERMIT No. 2025-50

DATE: FEBRUARY 2026

SCALE NTS

SHEET 1A OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 4A

**OWNER**  
**ASTRO SUNTERRA LAKES NORTH, L.P.**,  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
bstidham@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 10046100  
2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000  
alruiz@quiddity.com

STATE OF TEXAS §  
 COUNTY OF WALLER §

A METES & BOUNDS description of a 17.15 acre tract of land in the Willis McCutcheon Survey, Section 52, Abstract 310, Waller County, Texas, being out of and a part of that certain called 824.80 acre tract recorded under County Clerk's File Number 2412961, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at the northeast corner of said called 824.80 acre tract, same being the northwest corner of an adjoining called 264.963 acre tract described in deed recorded in Volume 0755, Page 243, Official Records, Waller County, Texas, also being a point in the east line of said Willis McCutcheon Survey, Section 52, Abstract 310, same being the west line of the adjoining H. & T. C. Railroad Company Survey Section 67, Abstract 151, and being a point in the south right-of-way line of F. M. Highway 529 (120-foot wide);

Thence South 87 degrees 53 minutes 33 seconds West along the north line of said called 824.80 acre tract, same being the south right-of-way line of F. M. Highway 529, 2,679.95 feet;

Thence South 02 degrees 06 minutes 27 seconds East, crossing said called 824.80 acre tract, 1,362.62 feet to the north corner and Place of Beginning of the herein described tract;

Thence establishing the northeast line of the herein described tract, crossing said called 824.80 acre tract with the following courses and distances:

- South 55 degrees 59 minutes 23 seconds East, 217.59 feet;
- South 56 degrees 21 minutes 58 seconds East, 166.00 feet;
- South 55 degrees 00 minutes 34 seconds East, 114.56 feet;
- North 87 degrees 22 minutes 26 seconds East, 376.30 feet;
- South 68 degrees 19 minutes 17 seconds East, 50.90 feet to a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 11 degrees 25 minutes 33 seconds, an arc length of 137.60 feet, a radius of 690.00 feet, and a chord bearing North 27 degrees 23 minutes 29 seconds East, 137.37 feet;

South 56 degrees 53 minutes 44 seconds East, 80.00 feet to the east corner of the herein described tract, being a point in a non-tangent curve to the left;

Thence establishing the southeast line of the herein described tract with the following courses and distances:

Thence with said non-tangent curve to the left, having a central angle of 17 degrees 56 minutes 58 seconds, an arc length of 191.10 feet, a radius of 610.00 feet, and a chord bearing South 24 degrees 07 minutes 47 seconds West, 190.32 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 86 degrees 27 minutes 14 seconds, an arc length of 37.72 feet, a radius of 25.00 feet, and a chord bearing South 28 degrees 04 minutes 19 seconds East, 34.24 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 10 degrees 11 minutes 19 seconds, an arc length of 58.68 feet, a radius of 330.00 feet, and a chord bearing South 66 degrees 12 minutes 17 seconds East, 58.60 feet;

- South 28 degrees 53 minutes 22 seconds West, 180.00 feet;
- North 70 degrees 30 minutes 19 seconds West, 48.97 feet;
- North 88 degrees 27 minutes 58 seconds West, 51.09 feet;
- South 87 degrees 26 minutes 33 seconds West, 110.89 feet;
- South 86 degrees 37 minutes 18 seconds West, 55.96 feet;
- South 80 degrees 12 minutes 56 seconds West, 69.44 feet;
- South 74 degrees 11 minutes 06 seconds West, 35.74 feet;
- South 70 degrees 12 minutes 11 seconds West, 33.74 feet;
- South 64 degrees 17 minutes 14 seconds West, 69.44 feet;
- South 56 degrees 19 minutes 23 seconds West, 69.44 feet;
- South 48 degrees 21 minutes 32 seconds West, 69.44 feet;
- South 40 degrees 23 minutes 41 seconds West, 69.44 feet;
- South 34 degrees 18 minutes 38 seconds West, 60.53 feet;
- South 33 degrees 49 minutes 46 seconds West, 128.50 feet;
- South 56 degrees 10 minutes 14 seconds East, 35.14 feet;
- South 33 degrees 49 minutes 46 seconds West, 212.00 feet to the south corner of the herein described tract;

Thence North 56 degrees 10 minutes 14 seconds West, establishing the southwest line of the herein described tract, 680.22 feet to the west corner of the herein described tract;

Thence North 33 degrees 49 minutes 46 seconds East, establishing the northwest line of the herein described tract, 906.08 feet to the Place of Beginning and containing 17.15 acres of land, more or less.

K:\28745\28745-0028-01 Sunterra Lakes Phase I - North - Section 4\2 Design Phase\Planning\Sunterra Lakes N Sec 4 - PLAT.dwg Mar 11, 2026 - 10:27am alruiz

DATE: FEBRUARY 2026	<b>FINAL PLAT OF          SUNTERRA LAKES          NORTH          SECTION 4A</b>	<b>OWNER</b> <b>ASTRO SUNTERRA LAKES NORTH, L.P.,</b> a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 bstidham@starwoodland.com	<b>ENGINEER/PLANNER/SURVEYOR:</b>  <b>QUIDDITY</b> <small>Quiddity Engineering, LLC          Texas Board of Professional Engineers and Land Surveyors          Registration Nos. F-23290 &amp; 10046100          2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000          alruiz@quiddity.com</small>
SCALE NTS			
SHEET 1B OF 1			

Legend:

- AC . . . . . "Acres"
- AE. . . . . "Aerial Easement"
- BL . . . . . "Building Line"
- ESMT . . . . . "Easement"
- C.C.F. . . . . "County Clerk's File"
- D.R.W.C.T. . . . . "Deed Records Waller County, Texas"
- GBL . . . . . "Garage Building Line"
- No. . . . . "Number"
- O.P.R.W.C.T. . . . . "Official Public Records, Waller County, Texas"
- ROW . . . . . "Right-of-Way"
- Sq. Ft. . . . . "Square Feet"
- SSE . . . . . "Sanitary Sewer Easement"
- STM SE . . . . . "Storm Sewer Easement"
- UE . . . . . "Utility Easement"
- VOL. \_ PG. \_ . . . . "Volume and Page"
- WLE . . . . . "Waterline Easement"
- ① . . . . . "Block Number"
- . . . . . Set 3/4-inch iron rod with Cap Stamped "Quiddity Eng. Property Corner" as Per Certification
- ↵ . . . . . "Street name break"

**RESTRICTED RESERVE [A]**

Restricted to Open Space,  
Landscape and Incidental  
Utility Purposes Only  
0.40 AC  
17,304 Sq. Ft.

**RESTRICTED RESERVE [B]**

Restricted to Open Space,  
Landscape and Incidental  
Utility Purposes Only  
0.79 AC  
34,501 Sq. Ft.

**RESTRICTED RESERVE [C]**

Restricted to Open Space,  
Landscape and Incidental  
Utility Purposes Only  
0.12 AC  
5,080 Sq. Ft.

**RESTRICTED RESERVE [D]**

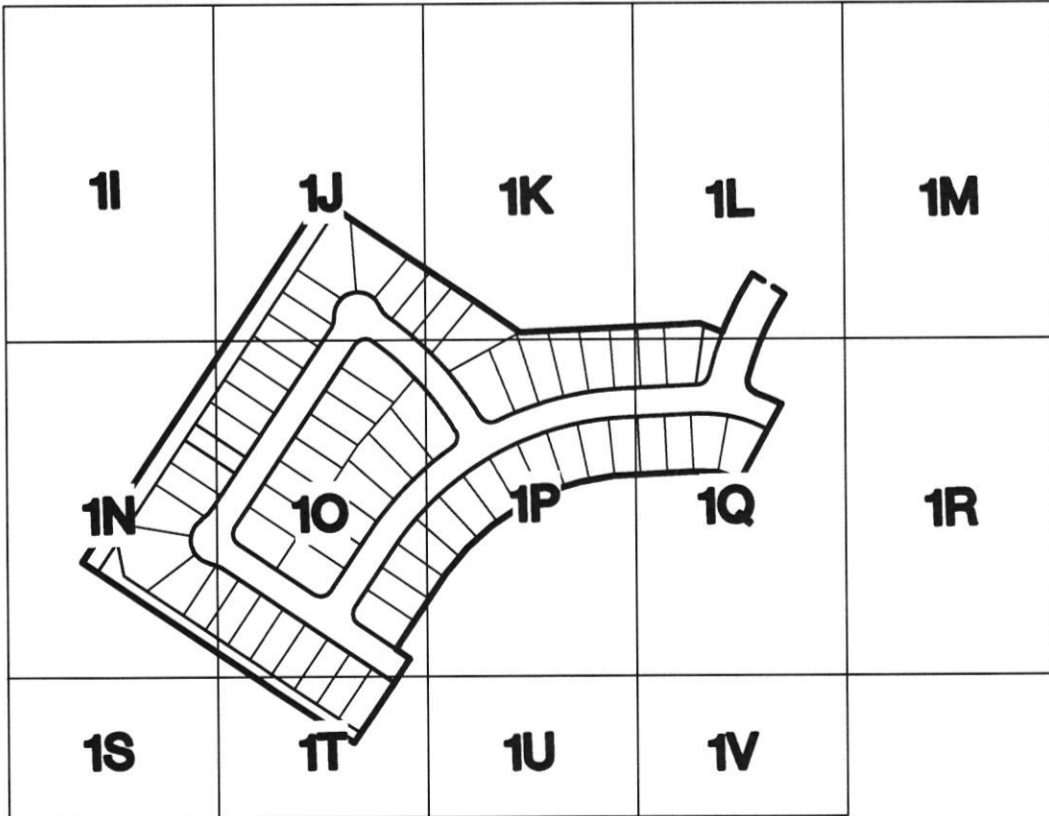
Restricted to Open Space,  
Landscape and Incidental  
Utility Purposes Only  
0.08 AC  
3,542 Sq. Ft.

**RESERVE TOTAL**

1.39 AC  
60,427 Sq. Ft.



SCALE: 1" = 400'



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SCALE NTS

SHEET 1C OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
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SECTION 4A

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ENGINEER/PLANNER/SURVEYOR:



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General Notes:

1. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. This subdivision is proposed for single-family residential, detention and other related uses.
3. The radius on all block corners is 25 feet, unless otherwise noted.
4. All easements are centered on lot lines unless otherwise shown. All 14 foot utility easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
5. All coordinates shown are grid based on the Texas Coordinate System of 1983, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 0.99989432.
6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
7. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
8. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
9. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
10. Structures built on lots in the designated floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain level. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.) Contact the County Engineer's office for specific information.
11. No structure in this subdivision shall be occupied until connected to a public sewer system.
12. No structure in this subdivision shall be occupied until connected to an individual water supply or a state - approved community water system.
13. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0350E, Panel 0350, Suffix "E" dated February 18, 2009 for Waller County, Texas and Incorporated Areas. Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
14. Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The county has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
15. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid Astro Sunterra Lakes North, L.P., a Delaware Limited Partnership, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
  - (a) the water quality and connections to the lots meet, or will meet, the minimum state standards;
  - (b) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
  - (c) electrical connections provided to the lot meet, or will meet, the minimum state standards; and
  - (d) gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
16. All pipelines and pipeline easements within the platted area are shown hereon.
17. This plat was prepared from information furnished by Charter Title Company, Order G.F. No. 1076602100218, Effective Date January 15, 2026. The surveyor has not abstracted the above property.
18. TBM "2300005": being a 5/8" iron rod with cap marked "Quiddity Eng. Control Point" located approximately 2,803 feet southwest from the upper northwest corner of a called 824.80 acre tract recorded under County Clerk's File Number 2412961, Official Public Records, Waller County, Texas, same being the northeast corner of an adjoining called 2.9271 acre tract recorded under County Clerk's File Number 2206502, Official Public Records, Waller County, Texas, also being in the south right-of-way line of F. M. Highway 529, and located approximately 2,671 feet southeast from the northeast corner of said called 824.80 acre tract, being in the south right-of-way line of F. M. Highway 529. Elevation = 184.78' (NAVD88).
19. Tract is subject to Detention Facilities Maintenance Agreement between BKDD and Waller County MUD No. 60 recorded under C.C.F. No. 2510682, O.P.R.W.C.T.
20. Tract is subject to Detention Facilities Maintenance Agreement between BKDD and Waller County MUD No. 1 recorded under C.C.F. No. 2500856, O.P.R.W.C.T.
21. Tract is subject to Drill Site and Easements recorded in Volume 238, Page 115, D.R.W.C.T.
22. Utility Easements to be dedicated by the adjacent Sunterra Lakes North Section 4B plat.

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SCALE NTS			
SHEET 1D OF 1			

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S55°59'23"E	217.59'
L2	S56°21'58"E	166.00'
L3	S55°00'34"E	114.56'
L4	N87°05'55"E	75.09'
L5	S68°19'17"E	50.90'
L6	S56°53'44"E	80.00'
L7	S28°53'22"W	180.00'
L8	N70°30'19"W	48.97'
L9	N88°27'58"W	51.09'
L10	S87°26'33"W	110.89'
L11	S86°37'18"W	55.96'
L12	S80°12'56"W	69.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	S74°11'06"W	35.74'
L14	S70°12'11"W	33.74'
L15	S64°17'14"W	69.44'
L16	S56°19'23"W	69.44'
L17	S48°21'32"W	69.44'
L18	S40°23'41"W	69.44'
L19	S34°18'38"W	60.53'
L20	S33°49'46"W	128.50'
L21	S56°10'14"E	35.14'
L22	S33°49'46"W	212.00'
L23	S87°26'33"W	156.63'
L24	S33°49'46"W	196.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	S56°10'14"E	430.14'
L26	N78°49'46"E	10.00'
L27	N33°49'46"E	456.70'
L28	S11°36'14"E	19.14'
L29	S30°16'24"E	48.77'
L30	S11°10'14"E	70.71'
L31	S56°10'14"E	127.00'
L32	S56°10'14"E	127.00'
L33	N41°58'12"W	12.70'
L34	N08°37'03"E	119.45'
L35	N33°49'46"E	308.85'
L36	N40°52'50"E	184.60'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	690.00'	11°25'33"	137.60'	N27°23'29"E	137.37'	69.03'
C2	610.00'	17°56'58"	191.10'	S24°07'47"W	190.32'	96.34'
C3	25.00'	86°27'14"	37.72'	S28°04'19"E	34.24'	23.50'
C4	330.00'	10°11'19"	58.68'	S66°12'17"E	58.60'	29.42'
C5	650.00'	22°59'12"	260.78'	S21°36'40"W	259.03'	132.17'
C6	300.00'	31°26'50"	164.66'	N76°50'02"W	162.60'	84.46'
C7	650.00'	53°36'47"	608.22'	S60°38'10"W	586.27'	328.43'
C8	55.00'	90°00'00"	86.39'	S11°10'14"E	77.78'	55.00'
C9	55.00'	91°41'04"	88.01'	S79°40'18"W	78.92'	56.64'
C10	650.00'	24°12'46"	274.68'	N42°22'47"W	272.64'	139.42'
C11	25.00'	90°00'00"	39.27'	S11°10'14"E	35.36'	25.00'
C12	85.00'	23°14'55"	34.49'	N67°47'41"W	34.25'	17.49'
C13	50.00'	136°29'50"	119.12'	S11°10'14"E	92.88'	125.32'
C14	85.00'	23°14'55"	34.49'	N45°27'14"E	34.25'	17.49'
C15	25.00'	40°19'39"	17.60'	N13°39'57"E	17.24'	9.18'
C16	50.00'	169°31'25"	147.94'	S78°15'50"W	99.58'	545.39'
C17	25.00'	38°12'56"	16.67'	S36°04'55"E	16.37'	8.66'
C18	25.00'	85°11'41"	37.17'	S73°12'09"E	33.84'	22.99'
C19	25.00'	73°34'41"	32.10'	N50°39'12"E	29.94'	18.69'
C20	25.00'	85°55'03"	37.49'	N12°17'33"E	34.07'	23.28'
C21	25.00'	90°00'00"	39.27'	N78°49'46"E	35.36'	25.00'

DATE: FEBRUARY 2026	FINAL PLAT OF SUNTERRA LAKES NORTH SECTION 4A	OWNER ASTRO SUNTERRA LAKES NORTH, L.P., a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702 bstidham@starwoodland.com	ENGINEER/PLANNER/SURVEYOR:
SCALE NTS			 <b>QUIDDITY</b> <small>Quiddity Engineering, LLC          Texas Board of Professional Engineers and Land Surveyors          Registration Nos. F-23290 &amp; 10046100          2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000          alruiz@quiddity.com</small>
SHEET 1E OF 1			

K:\28745\28745-0028-01 Sunterra Lakes Phase I -- North -- Section 4\2 Design Phase\Planning\Sunterra Lakes N Sec 4 -- PLAT.dwg Feb 23, 2026 -- 3:30pm alruiz

STATE OF TEXAS §

COUNTY OF WALLER §

We, Astro Sunterra Lakes North, L.P., a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, Owner hereinafter referred to as Owners of the 17.15 acre tract described in the above and foregoing map of Sunterra Lakes North Section 4A, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision Sunterra Lakes North Section 4A where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and to hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.


FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarter (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator or County Engineer. Culverts and bridges must be used for all driveway and/or walks, although dip-style driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Flood Plain Administrator for all development.
5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, the Astro Sunterra Lakes North, L.P., a Delaware limited Partnership has caused these presents to be signed by Brian Stidham, Authorized Signer, thereunto authorized, this 24th day of February 2026

Astro Sunterra Lakes North, L.P.,  
a Delaware Limited Partnership

By: Astro Sunterra Lakes North GP L.L.C.  
a Delaware Limited Liability Company,  
Its General Partner

By:   
Brian Stidham  
Authorized Signer

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SCALE NTS			
SHEET 1F OF 1			

STATE OF TEXAS §

COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24<sup>th</sup> day of February 2028

Hope Allday  
Notary Public in and for the State of Texas

Print Name Hope Allday

My commission expires: 11-6-2028



Certificate of Surveyor

This is to certify that I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

No portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

No portion of this subdivision lies within the boundaries of the 1% annual chance (100-year) floodplain as delineated on Waller County Community Panel #480640 of FIRM Map No. 48473C0350E dated 2/18/2009.

No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500-year) floodplain as delineated on Waller County Community Panel #480640 of FIRM Map No. 48473C0350E, dated 2/18/2009.



[Signature]  
Chris D. Kalkomey  
Registered Professional Land Surveyor  
Texas Registration No. 5869

I, J. Ross McCall, County Engineer of Waller County, Certify that the Plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

\_\_\_\_\_ Date

\_\_\_\_\_  
J. Ross McCall, PE  
County Engineer

DATE: FEBRUARY 2026

SCALE NTS

SHEET 1G OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 4A

OWNER  
ASTRO SUNTERRA LAKES NORTH, L.P.,  
a Delaware Limited Partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702  
bstidham@starwoodland.com

ENGINEER/PLANNER/SURVEYOR:



**QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 10046100  
2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000  
alruiz@quiddity.com

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BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT No. 2025-50  
APPROVED BY THE BOARD OF SUPERVISORS ON

09.08.2025  
DATE  
\_\_\_\_\_  
PRESIDENT  
\_\_\_\_\_  
SECRETARY  
\_\_\_\_\_  
DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

STATE OF TEXAS §  
COUNTY OF WALLER §

I, Debbie Hollan, County Clerk in and for Waller County, Texas do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 202\_\_, at \_\_\_\_\_ o'clock \_\_M in File No. \_\_\_\_\_ of the Plat Records of said County. Witness my hand and seal of office, at Hempstead, Texas, the day and date last above written.

\_\_\_\_\_  
Debbie Hollan  
Waller County, Texas

By: \_\_\_\_\_  
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Carbett "Trey" J. Duhon III  
County Judge

\_\_\_\_\_  
John A. Amsler  
Commissioner, Precinct 1

\_\_\_\_\_  
Walter E. Smith, P.E., RPLS  
Commissioner, Precinct 2

\_\_\_\_\_  
Kendric D. Jones  
Commissioner, Precinct 3

\_\_\_\_\_  
Justin Beckendorff  
Commissioner, Precinct 4

NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in this regard.

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DATE: FEBRUARY 2026

SCALE NTS

SHEET 1H OF 1

FINAL PLAT OF  
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NORTH  
SECTION 4A

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2

D

DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1I OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 4A

**OWNER**  
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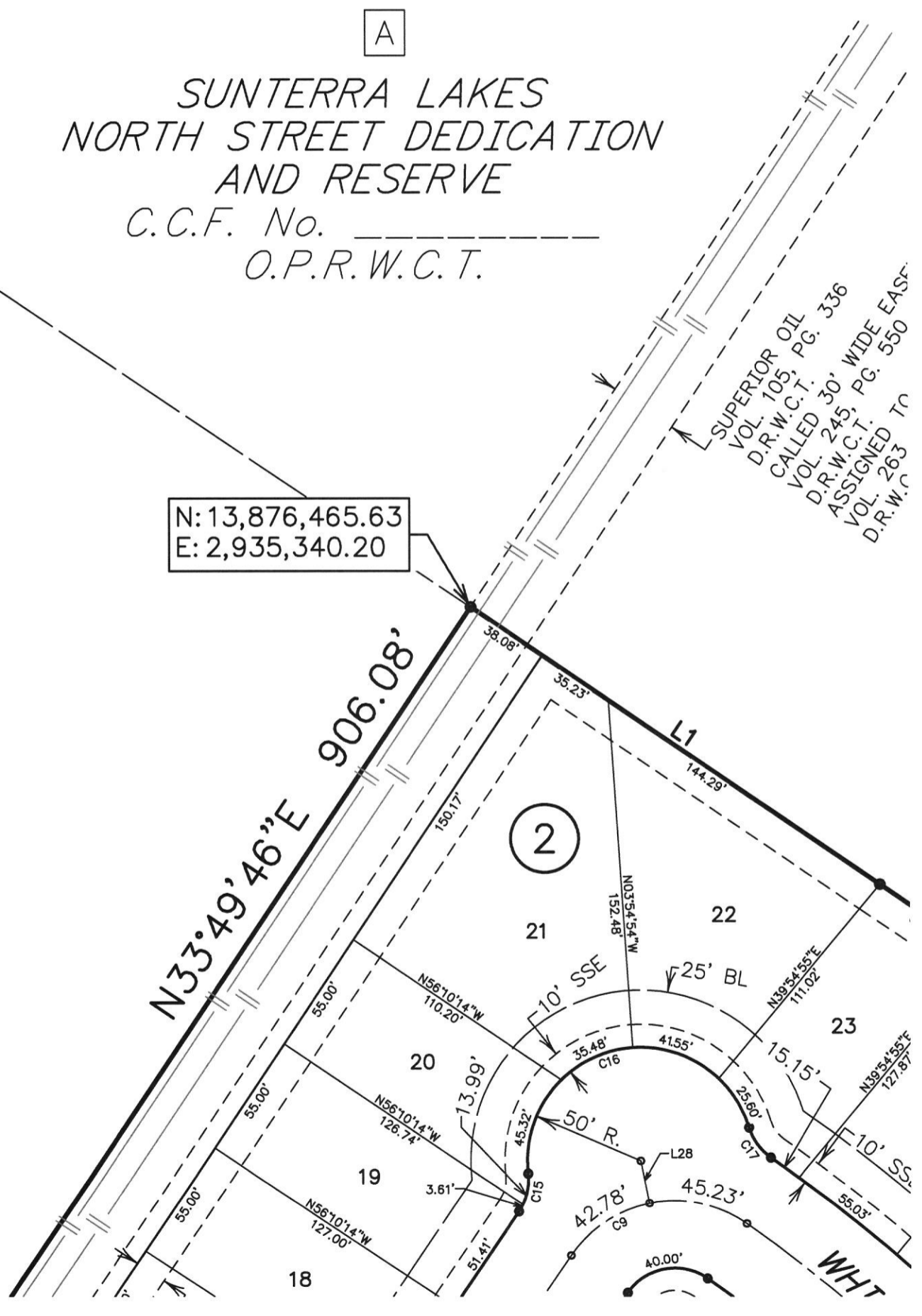
A

# SUNTERRA LAKES NORTH STREET DEDICATION AND RESERVE

C.C.F. No. \_\_\_\_\_  
O.P.R.W.C.T.

N: 13,876,465.63  
E: 2,935,340.20

SUPERIOR OIL  
VOL. 105, PG. 336  
D.R.W.C.T.  
CALLED 30' WIDE EAST  
VOL. 245, PG. 550  
D.R.W.C.T.  
ASSIGNED TO  
VOL. 263  
D.R.W.C.T.



DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1J OF 1

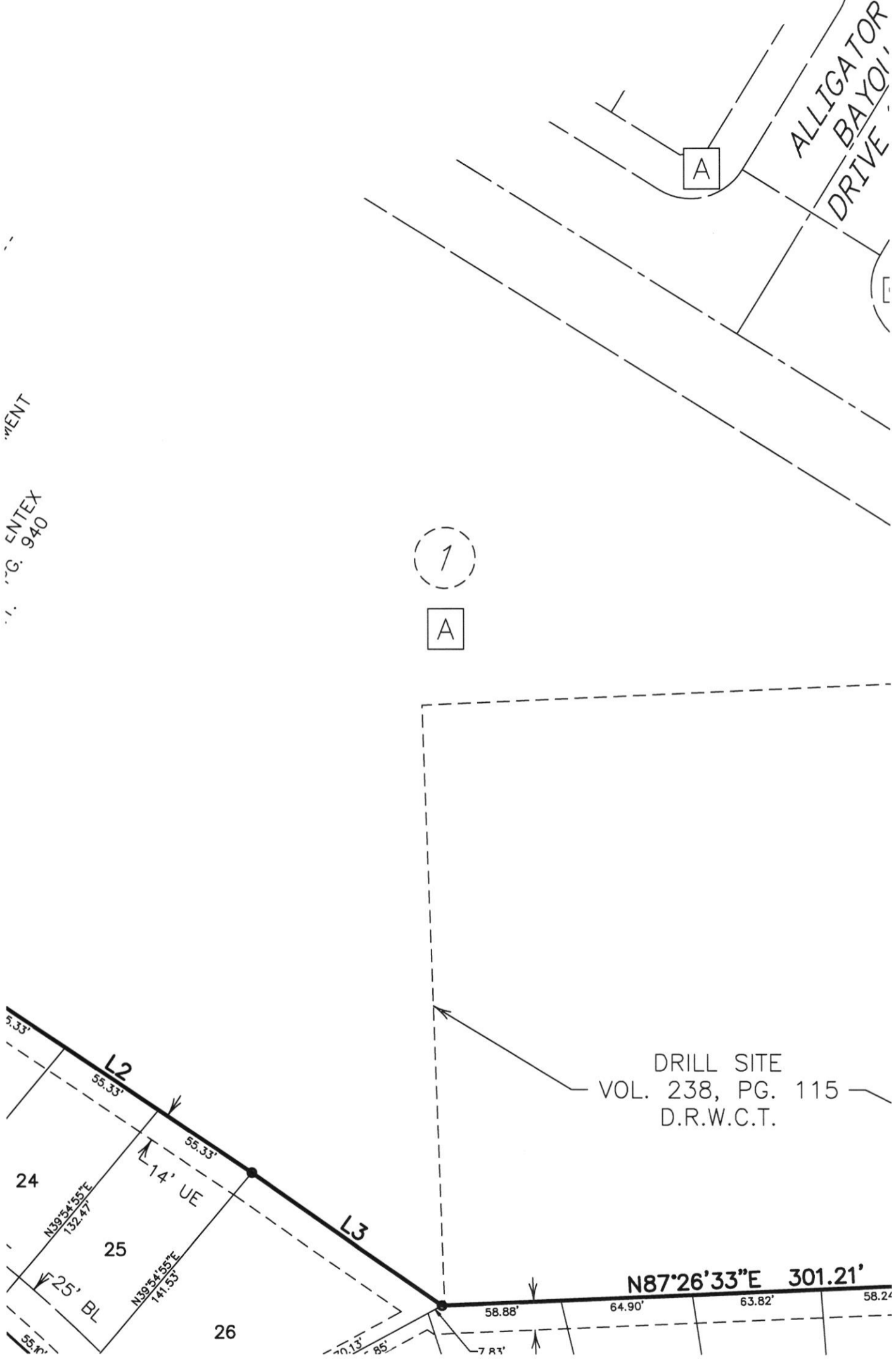
FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 4A

OWNER  
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2450 FONDREN ROAD, SUITE 210  
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DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1K OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 4A

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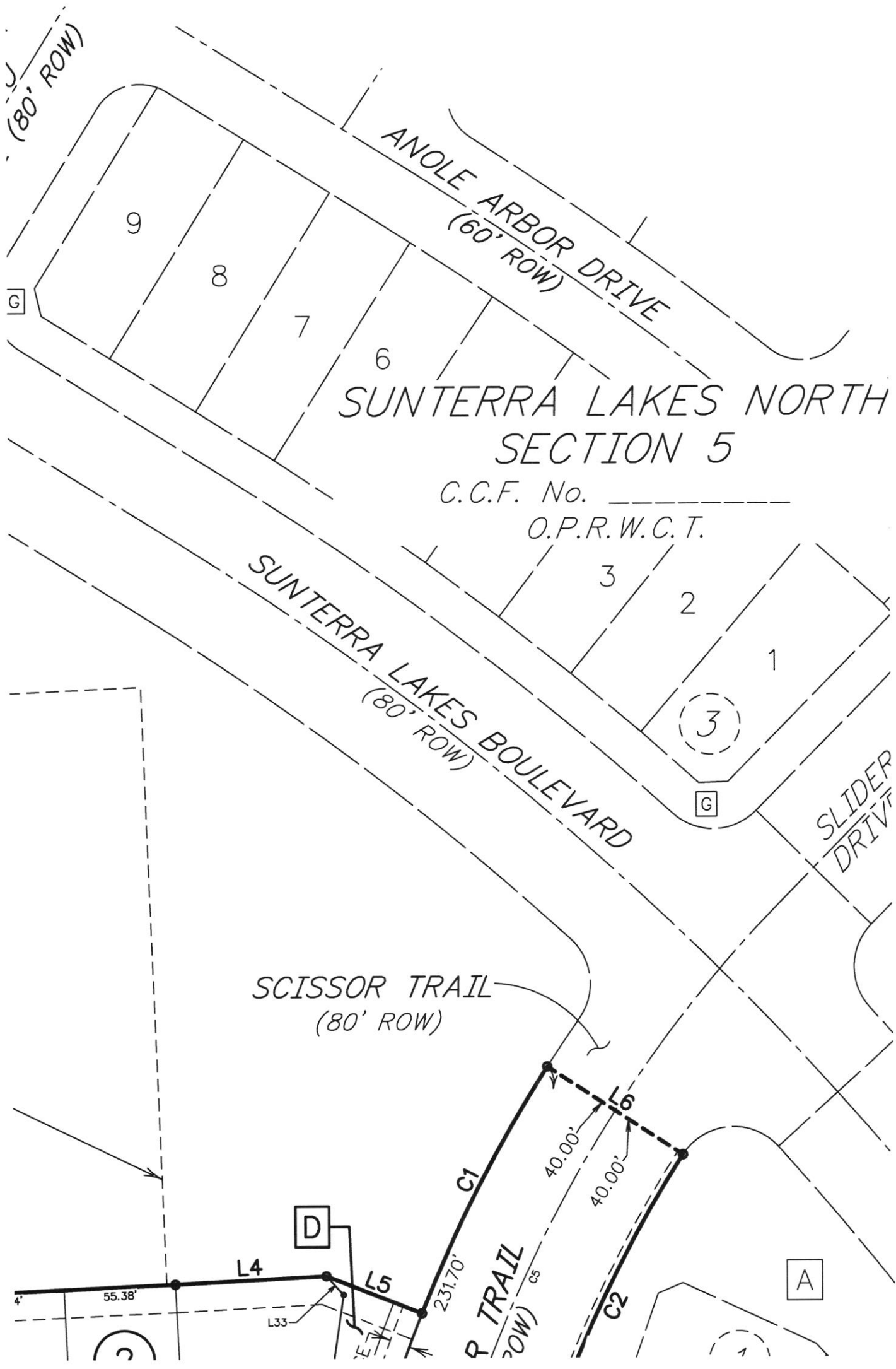
ENGINEER/PLANNER/SURVEYOR:



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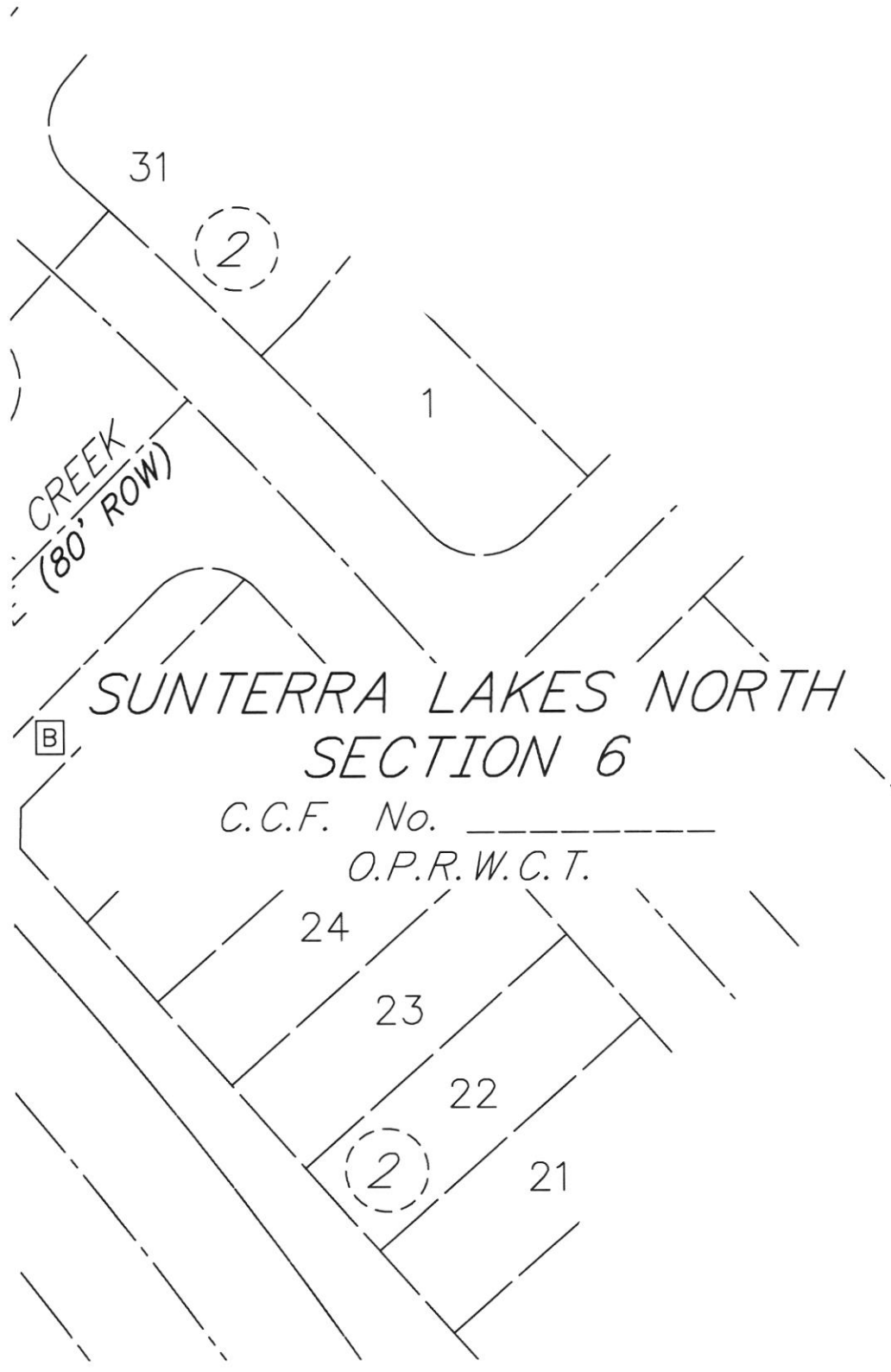
DATE: FEBRUARY 2026  
 SCALE 1"=60'  
 SHEET 1L OF 1

FINAL PLAT OF  
 SUNTERRA LAKES  
 NORTH  
 SECTION 4A

OWNER  
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 alruiz@quiddity.com

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DATE: FEBRUARY 2026

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SCALE 1"=60'

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SHEET 1M OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 4A

**OWNER**  
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 bstidham@starwoodland.com

**ENGINEER/PLANNER/SURVEYOR:**

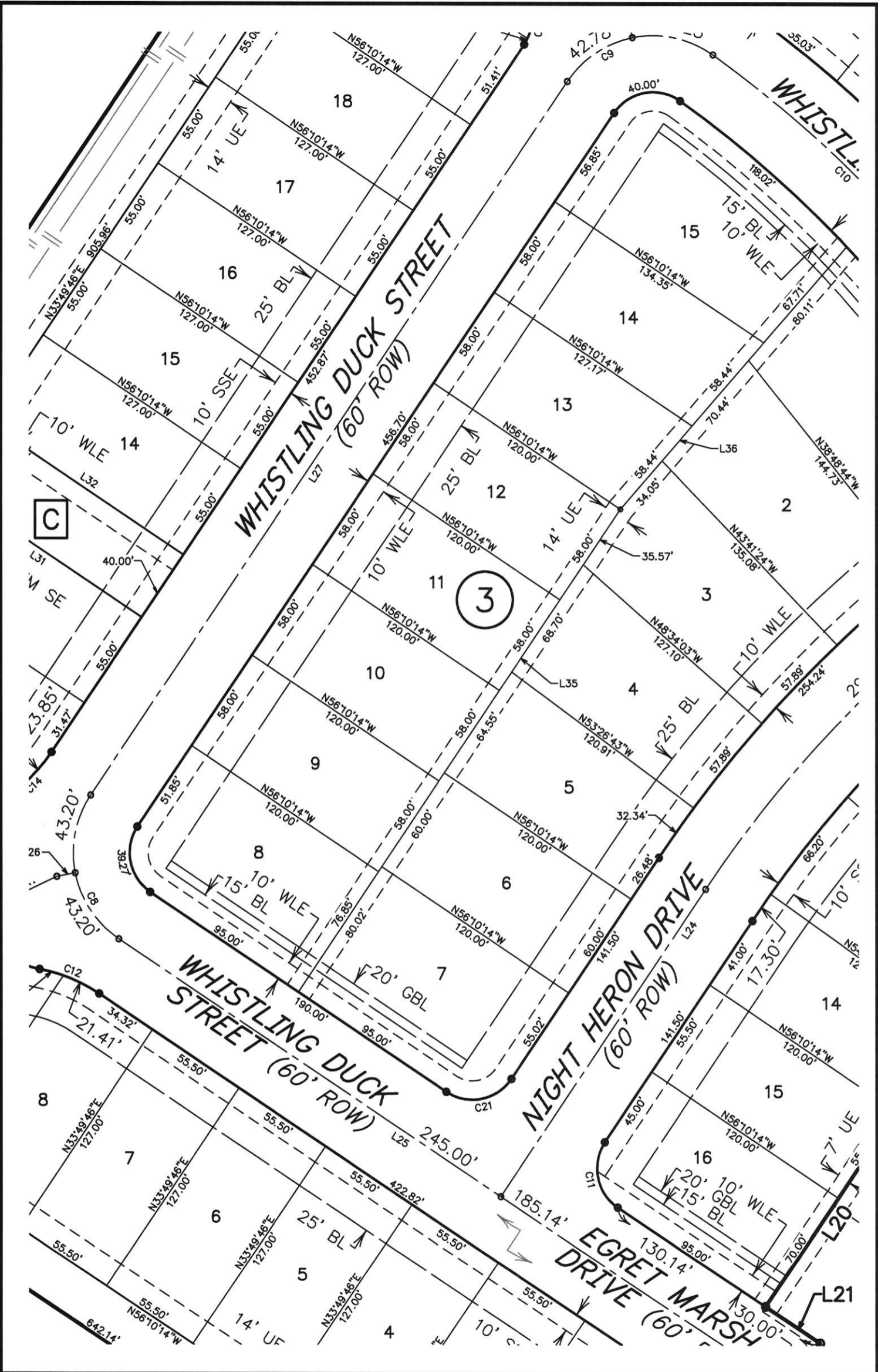


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DATE: FEBRUARY 2026  
 SCALE 1"=60'  
 SHEET 10 OF 1

FINAL PLAT OF  
 SUNTERRA LAKES  
 NORTH  
 SECTION 4A

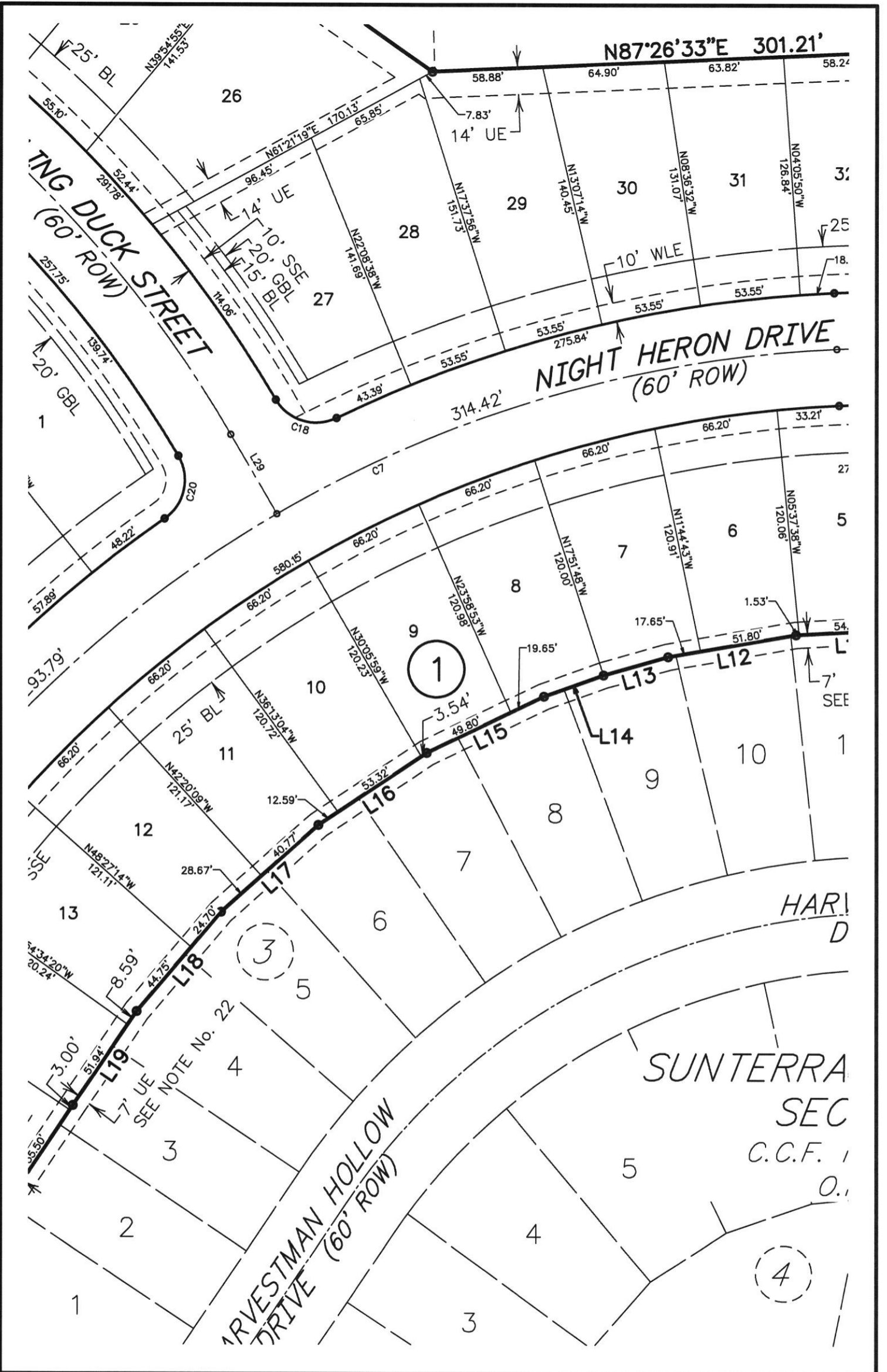
**OWNER**  
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 a Delaware Limited Partnership  
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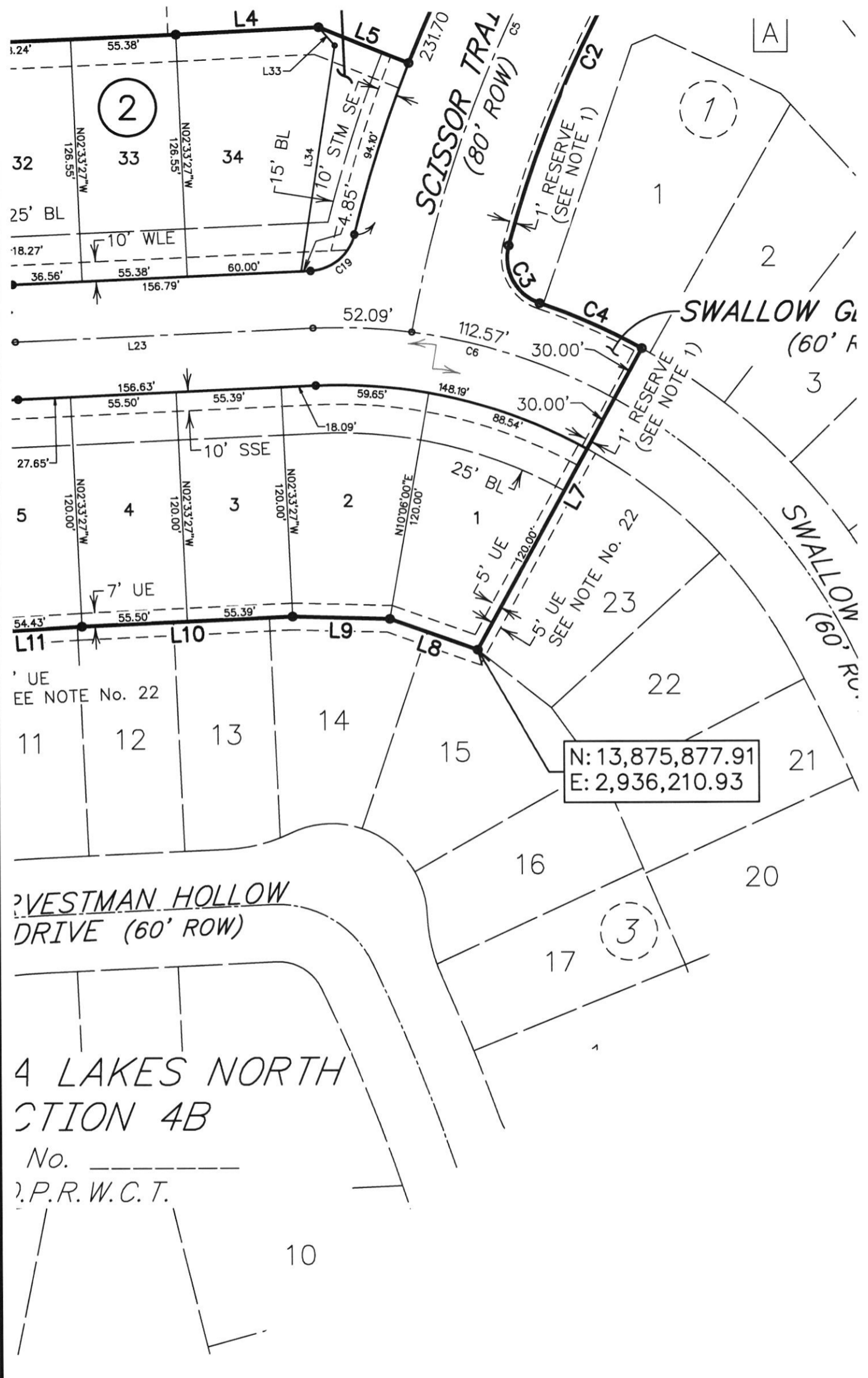
DATE: FEBRUARY 2026  
 SCALE 1"=60'  
 SHEET 1P OF 1

FINAL PLAT OF  
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DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1Q OF 1

FINAL PLAT OF  
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(713) 783-6702  
bstidham@starwoodland.com

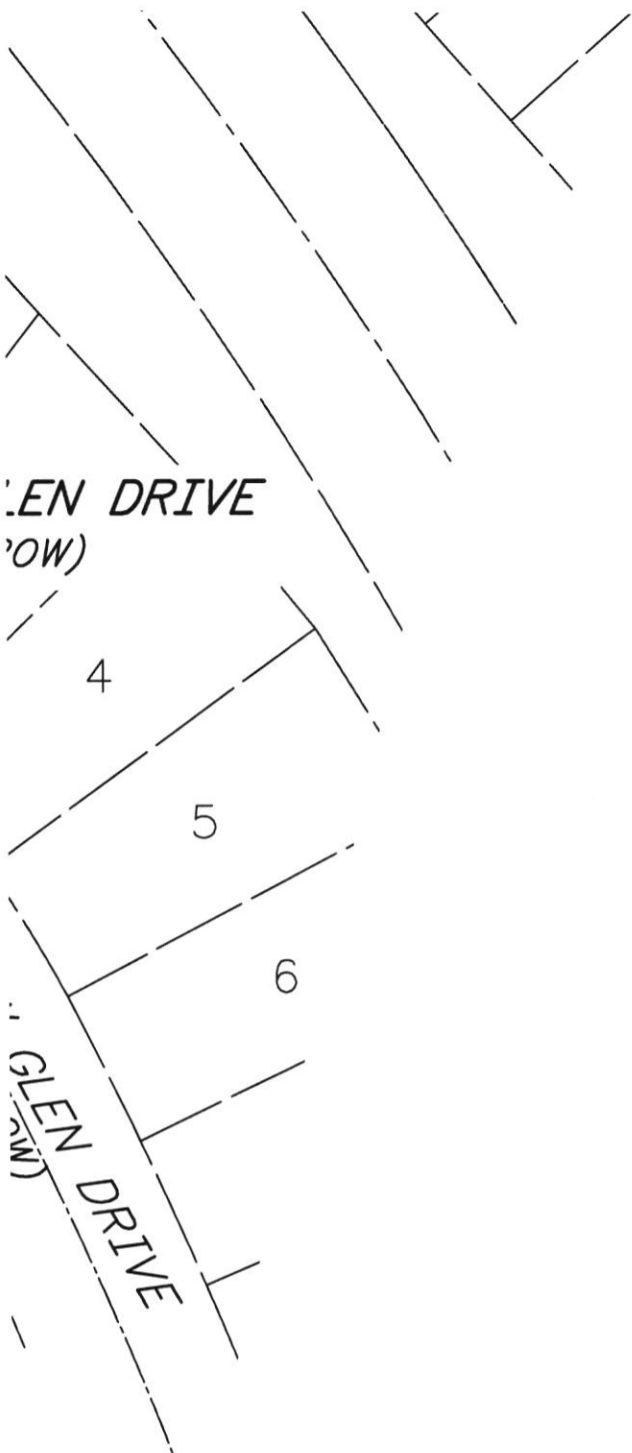
ENGINEER/PLANNER/SURVEYOR:



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2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000  
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DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1R OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
NORTH  
SECTION 4A

**OWNER**  
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 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000  
 alruiz@quiddity.com

*ASTRO SUNTERRA LAKES NORTH  
CALLED 824.80 AC  
C.C.F. No. 2412961  
O.P.R.W.C.T.*

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DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1S OF 1

FINAL PLAT OF  
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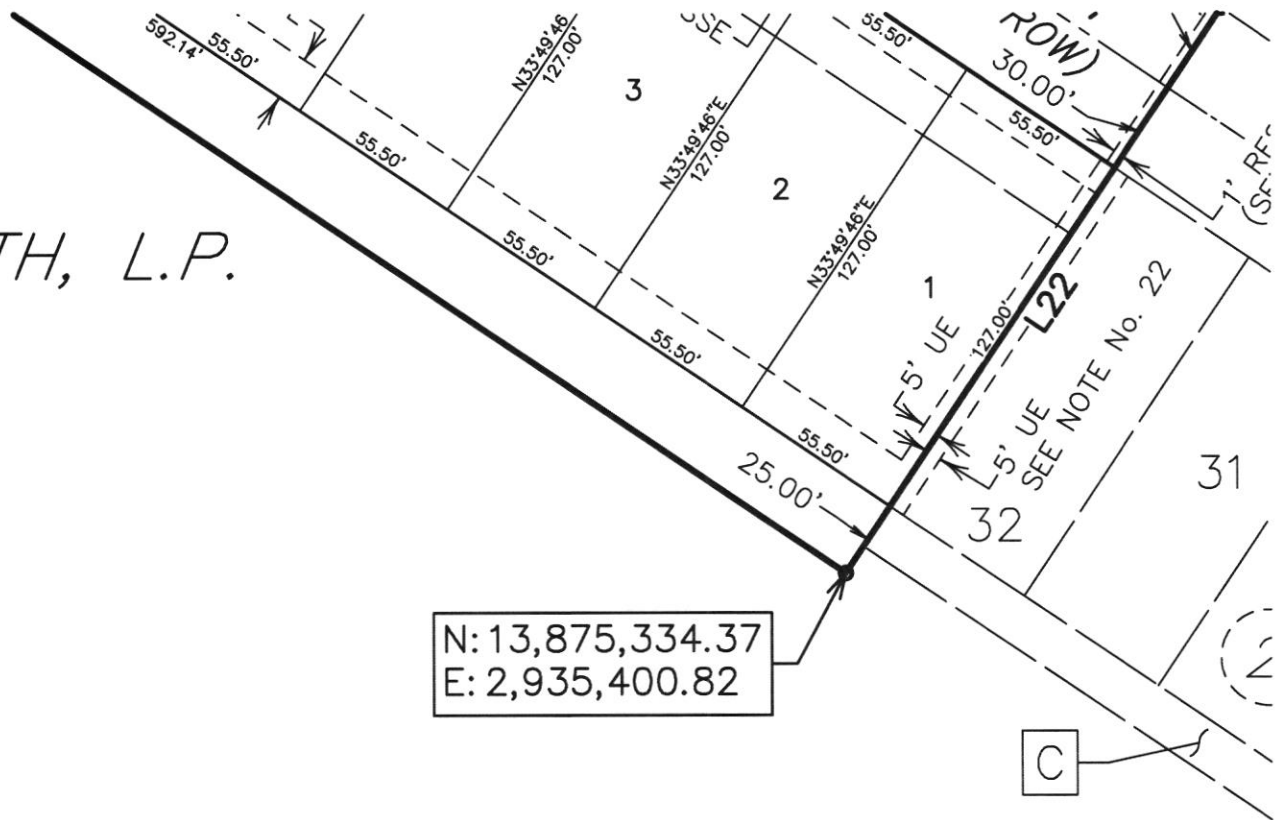


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NORTH, L.P.



N: 13,875,334.37  
E: 2,935,400.82

C

DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1T OF 1

FINAL PLAT OF  
SUNTERRA LAKES  
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DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1U OF 1

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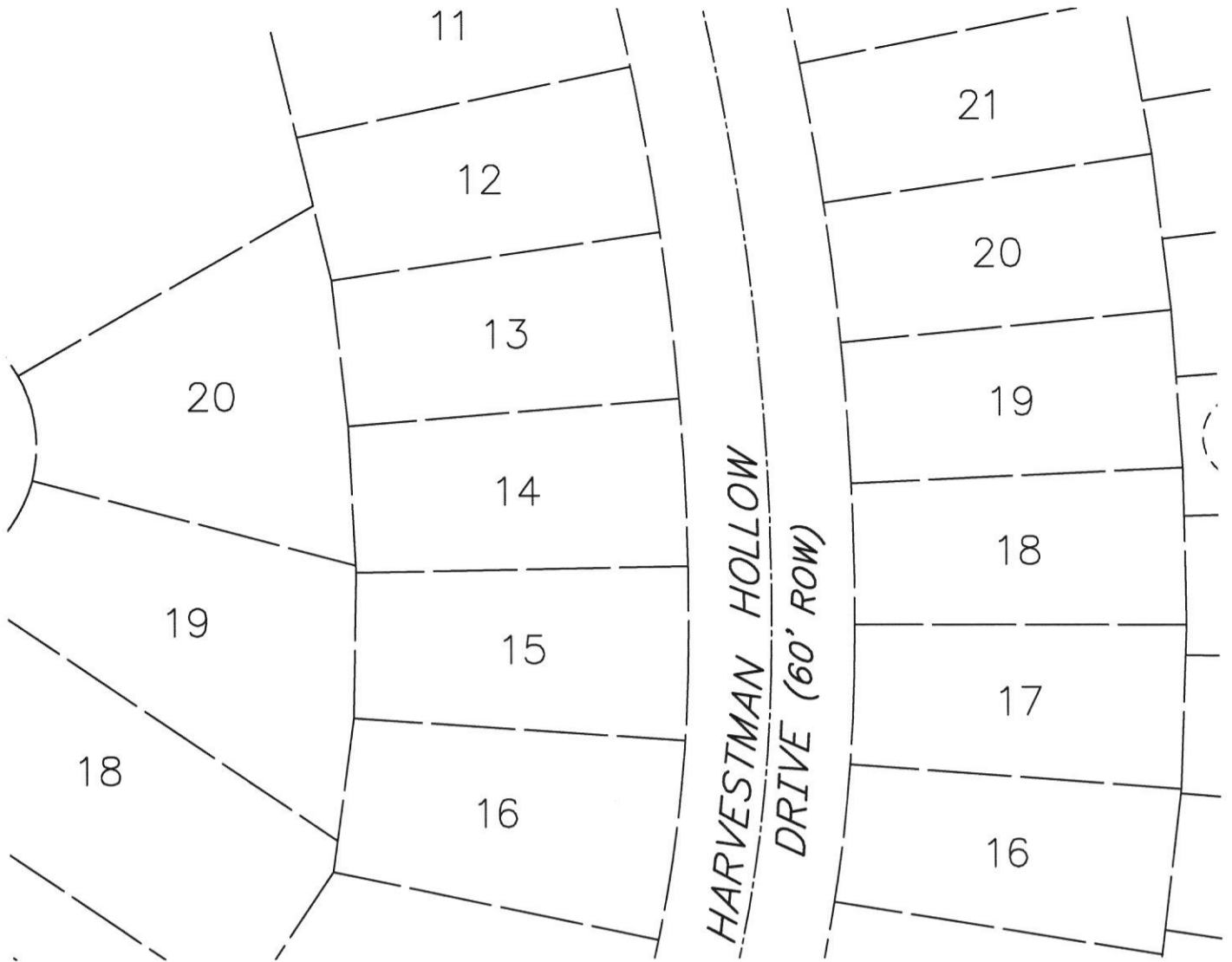
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HARVESTMAN HOLLOW  
DRIVE (60' ROW)

DATE: FEBRUARY 2026

SCALE 1"=60'

SHEET 1V OF 1

FINAL PLAT OF  
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SECTION 4A

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